


STATE MS.-DESOTO CO.

Aug 6 1 54 PM '04 STATE OF MISSISSIPPI
COUNTY OF DeSoto479 PG 88
CH. CLK.

Asset No: 8000188899

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 7th day of July, 2004, by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, represented herein by Ocwen Federal Bank, FSB, by virtue of authority attached hereto, hereinafter referred to as Grantor, and Tina L. Penna, hereinafter referred to as Grantee(s).

For and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee(s), the following described property, together with all improvements thereon, lying and being situated in DeSoto County, State of Mississippi, more particularly described as follows, to-wit:

Lot 25, Smokey Hollow Farms Subdivision, located in Section 33, Township 3 South, Range 5 West, DeSoto County, Mississippi as recorded in Plat Book 8, Pages 37-39 in the records of the Chancery Clerk of DeSoto County, Mississippi and a 0.49 acre tract of land being part of the Southeast Quarter of the Northwest Quarter of said Section 33, Township 3 South, Range 5 West, DeSoto County, Mississippi and being more particularly described as follows to wit:

Beginning at a point on the Southwest line of Williams Road, said point being the common corner between Lots 24 and 25 of Smokey Hollow Farms Subdivision: thence South 04 degrees 30 minutes 00 seconds East along the Southwest line of Williams Road a distance of 263.78 feet to a point; thence South 84 degrees 47 minutes 04 seconds West along an old wire fence a distance of 600.05 feet to a point; thence North 04 degrees 30 minutes 00 seconds West a distance of 271.27 feet to an iron pin found at the Southwest corner of said Lot 24; thence North 85 degrees 30 minutes 00 seconds East a distance of 600.00 feet to the Point of Beginning and containing 3.67 acres, more or less; subject to existing easements, rights-of-ways, subdivision and zoning regulations in effect in DeSoto County, Mississippi.

This conveyance is subject to any and all recorded easements, rights of way, mineral reservations, reservations, restrictions, restrictive covenants, and any other matter

shown of record and any state of facts that would be disclosed by careful inspection and survey of the property.

AD VALOREM TAXES for the current year are hereby prorated to the day of closing and are assumed by the Grantee(s).

Grantor, in the capacity stated, warrants the title to said property against the claims of any and all persons claiming or to claim the same, or any part thereof, by, through or under Grantor.

PURCHASER UNDERSTANDS AND ACKNOWLEDGES that the property is being purchased in an [AS IS] condition and Purchaser hereby waives any claim whatsoever which he/she has or may have against the Seller with regard to the property or anything in, on, about or relating to the property and Purchaser hereby releases the Seller from any and all liability or obligations in connection with the same. Purchaser acknowledges that the property has been made available for complete inspection, appraisal and evaluation prior to the execution of the contract and closing of the sale and Purchaser hereby acknowledges and covenants that he/she accepts the property in its present condition with no reservations or qualifications whatsoever. Purchaser further acknowledges that the Seller shall not be responsible for any change in the conditions of the property including, but not limited to, the improvements, fixtures, furnishings, equipment, roof, foundation, or anything in, on, about or relating to the property or to any environmental, zoning, flood conditions, matters or certifications, which may occur between the date of the contract and the closing of the sale or which occur after the closing, of this sale. Any repairs of any nature which the Seller may have elected to perform prior to closing shall be deemed to have been accepted by Purchaser as completed and satisfactory at the time of closing and the Seller shall not be responsible for any further repairs or warranties whatsoever of any kind or nature after closing of this transaction.

Pursuant to provisions of 38 U.S.C 1620(a) (6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

IN WITNESS WHEREOF, Grantor on this 7th day of July, 2004 has caused this instrument to be signed on Grantor's behalf.



STATE OF FLORIDA

ORANGE COUNTY

Secretary of Veterans Affairs
An officer of the United States

By: MICHAEL MORELAND
Its: Director, VA REO

OCWEN Federal Bank, FSB
Pursuant to a delegation of authority
Contained in 38 C.F.R. § 36.4342(f)

MICHAEL MORELAND
Director, VA REO

On this date, before me personally appeared _____, pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that ☒ he/☐ she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Florida, this 7th day of July, 2004.



Valerie Braxton
My Commission DD318917
Expires May 12, 2008

Valerie Braxton
NOTARY PUBLIC

My Term Expires:

GRANTOR'S ADDRESS:
Department of Veterans Affairs
Washington, DC 20420
(407) 737-5524

GRANTEE(S)' ADDRESS:
5487 Williams Rd
Byhilia, MS 38611
662- 349-6536
wk - N/A

DOCUMENT PREPARED BY:
Gary L. Bates, Esquire
AAA Title Company, Inc.
2112 Bienville Blvd., Suite A
Ocean Springs, MS 39564
228-818-6124
MSB#2190

* After recording, return to:
FNF Title Services, Inc.
7145 Swinnea Road, Suite 2
Southaven, MS 38671
(662) 349-6536
File #S 12018

NO TITLE EXAMINATION was performed by Gary L. Bates, Esquire all information contained herein furnished by the parties hereto.

Indexing instructions: Lot 25, Smokey Hollow Farms S/D, Located in Section 33, Township 3 South Range 5 West, DeSoto County, MS as recorded in Plat Book 8 at Pages 37-39